

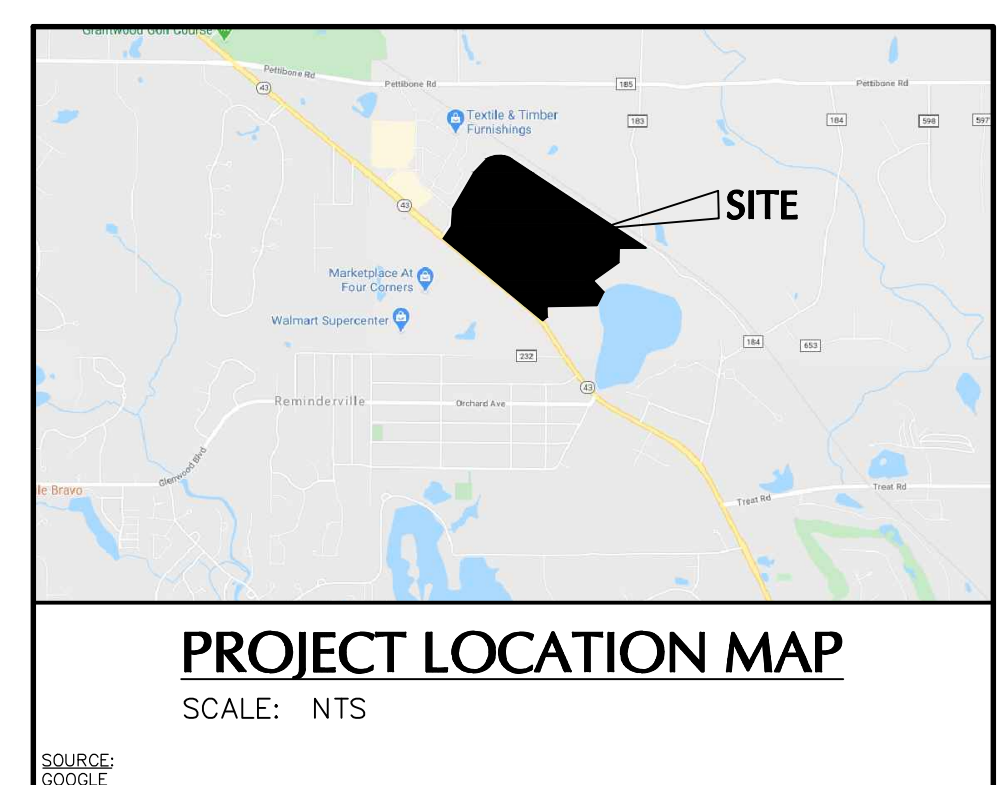
# LOT SPLIT & CONSOLIDATION PLAT

OF PPN's 02-126700 & 02-126500  
ORIGINAL BAINBRIDGE TOWNSHIP  
LOT NOS. 27, 28, 29 AND 30, TRACT 3  
NOW IN THE TOWNSHIP OF BAINBRIDGE  
COUNTY OF GEauga, STATE OF OHIO

**LEGEND**

- SET 5/8" BY 30" STEEL PIN WITH CAP "LANGAN"
- SET MAG NAIL
- ⊗ FOUND MONUMENTATION AS NOTED
- ⊕ CENTERLINE
- RIGHT OF WAY
- R/W PARCEL NUMBER
- REC. RECORD
- AC. ACRES
- VOL. VOLUME
- PG. PAGE
- CALC. CALCULATED
- OBS. OBSERVED
- SQ. FT. SQUARE FEET
- DOC. RECORDER'S FILE NO.

- NOTES**
- THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: NCS-1006501-MPLS, COMMITMENT DATE: MARCH 20, 2020.
  - THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
    - A. ALTA/NSPS LAND TITLE SURVEY OF GEAGA LAKE BY ALBAN SURVEYING CO, DATED, FEBRUARY 2020.
    - B. THE SHOES AT MARKET PLACE, V39, PAGE 63-67 GEAGA COUNTY RECORDER
    - C. ALTERATION PLAT OF A PORTION OF SECTION "A" OF GEAGA LAKE ROAD, V36, PAGE 62-64 GEAGA COUNTY RECORDER
    - D. VACATION AND DEDICATION PLAT OF A PORTION OF DEPOT ROAD, V20, PAGE 85 GEAGA COUNTY RECORDER
    - E. ROADWAY IMPROVEMENT PLANS FOR FORCE MAIN AND WATERLINE, RECEIVED FROM THE CITY OF AURORA ON 04/25/20
    - F. AN AUTOCAD FILE ENTITLED "WETLAND WEST" RECEIVED VIA EMAIL ON 05/11/20.
  - BOUNDARY AND PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF MAY 2020.
  - ALL EXISTING ASPHALT AND DRIVEWAYS ARE TO BE REMOVED UP TO THE LOT LINES ON THE PROPOSED MENARD SITE.
  - THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.



**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	285.03'	350.00'	46°39'36"	N 15°40'39" E	277.22'
C2	228.30'	350.00'	37°22'22"	S 11°02'02" W	224.27'
C3	92.16'	400.00'	13°12'05"	S 36°19'32" W	91.96'
C4	925.61'	375.00'	80°18'27"	S 83°04'48" W	483.63'
C5	47.13'	30.00'	90°00'43"	N 05°59'55" W	42.43'
C6	319.81'	385.00'	47°35'39"	N 15°12'35" E	310.69'
C7	213.95'	320.00'	38°18'28"	S 10°33'59" W	209.99'
C8	85.25'	370.00'	13°12'05"	S 36°19'32" E	85.06'
C9	483.56'	345.00'	80°18'17"	N 83°04'48" E	444.94'
C10	294.52'	1472.39'	11°27'58"	N 45°14'20" W	294.03'

**LINE TABLE (GREENBELT PRESERVATION)**

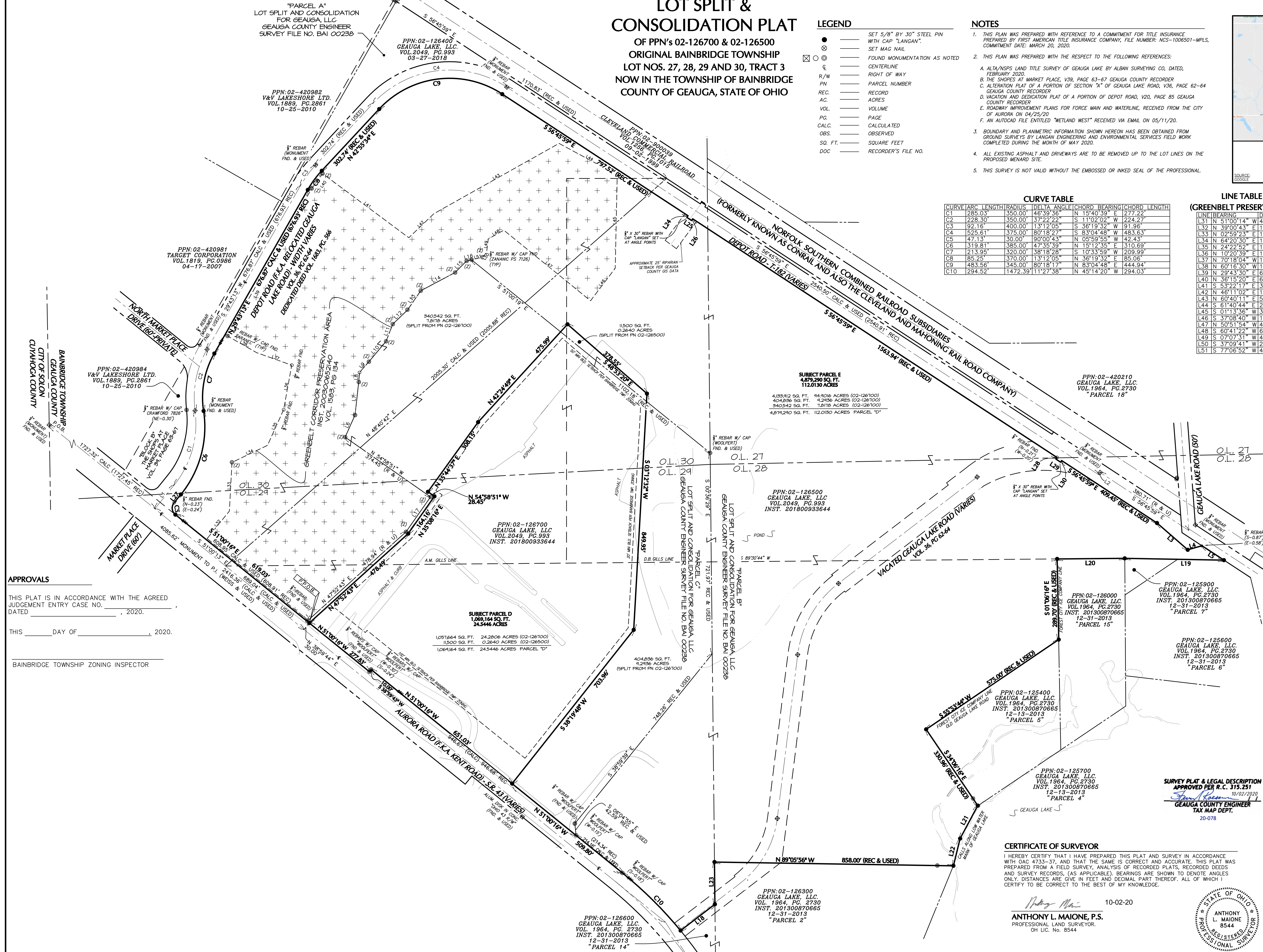
LINE	BEARING	DISTANCE	REC
L1	S 39°00'27" W	110.24'	110.48' REC
L2	S 33°14'01" W	10.00'	REC & USED
L3	S 48°56'02" E	146.37'	REC & USED
L4	N 73°53'01" E	52.88'	REC & USED
L5	S 56°46'38" E	94.58'	REC & USED
L6	N 24°08'00" E	86.88'	REC & USED
L7	N 06°22'03" E	119.45'	REC & USED
L8	N 04°17'45" E	34.24'	REC & USED
L9	N 70°18'04" W	133.26'	REC & USED
L10	N 40°09'28" E	95.98'	REC & USED
L11	N 21°07'54" E	66.25'	REC & USED
L12	N 46°16'35" E	73.62'	REC & USED
L13	N 34°24'19" E	83.37'	REC & USED
L14	N 62°01'01" E	139.73'	REC & USED
L15	N 44°53'09" E	58.78'	REC & USED
L16	N 76°44'01" E	18.38'	REC & USED
L17	N 35°08'18" E	153.02'	REC & USED
L18	S 52°31'33" W	155.36'	155.08' REC
L19	N 88°58'41" W	356.07'	356.20' REC
L20	S 89°30'44" W	242.76'	REC & USED
L21	S 28°14'45" W	134.24'	REC & USED
L22	S 13°57'19" W	100.70'	REC & USED
L23	S 00°36'29" E	151.59'	REC & USED
L24	S 33°14'01" W	7.00'	REC & USED
L25	S 56°45'59" E	20.00'	REC & USED
L26	S 33°14'01" E	7.00'	REC & USED
L27	N 39°00'27" E	38.77'	38.78' REC
L28	S 33°14'01" W	7.00'	REC & USED
L29	N 33°14'01" E	20.00'	REC & USED
L30	N 33°14'01" E	7.00'	REC & USED

**AREA**

PARCEL D:	1,069,164 SQ. FT. 24.5446 ACRES
PARCEL E:	4,877,848 SQ. FT. 111.9800 ACRES
TOTAL:	5,947,012 SQ. FT. 136.5246 ACRES

**BASIS OF BEARINGS**  
MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS IN MARCH, 2020.

SCALE: 1 INCH = 30 FEET



PROJECT NO. 40067401

## Proposed Parcel "D"

Situated in what is now the Township of Bainbridge, County of Geauga, State of Ohio and known as being part of Original Bainbridge Township Lot Nos.29 and 30, Tract 3, and also known as being a portion of land conveyed to Geauga Lake LLC, as recorded in Instrument No. 2018-00933644 (Book 2049, Page 993) and known as Geauga County parcel PPN 02-126700, and being part of the land conveyed to Geauga lake, LLC, as recorded in Document 2018-00933644 of the Geauga county records and known as Geauga County parcel PPN 02-126500, being more fully bounded and described as follows;

Beginning at the centerline intersection of Aurora Road, also known as State Route 43 and formerly known as Kent Road, width varies, and the westerly line of said Bainbridge township also being the westerly line of said Geauga County, being referenced by a  $\frac{3}{4}$ " rebar found in a monument box assembly, thence South  $51^{\circ}00'13''$  East along the centerline of said Aurora Road a distance of 2416.36 feet to a point, thence North  $38^{\circ}59'44''$  East, a distance of 30.00 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at the northerly right of way of said Aurora Road, said point also being the Principal Place of Beginning for the parcel of land herein described;

Course No.1 Thence North  $47^{\circ}52'43''$  East along a new division line, a distance of 478.49 feet to a  $5/8'' \times 30''$  rebar with cap "Langan" set at an angle point thereon;

Course No.2 Thence North  $35^{\circ}08'16''$  East along a new division line, a distance of 164.16 feet to a  $5/8'' \times 30''$  rebar with cap "Langan" set at an angle point thereon;

Course No.3 Thence North  $54^{\circ}58'51''$  West along a new division line, a distance of 28.45 feet to a  $5/8'' \times 30''$  rebar with cap "Langan" set at an angle point thereon;

Course No.4 Thence North  $35^{\circ}44'37''$  East along a new division line, a distance of 308.15 feet to a  $5/8'' \times 30''$  rebar with cap "Langan" set at an angle point thereon;

Course No.5 Thence North  $42^{\circ}24'49''$  East along a new division line, a distance of 475.99 feet to a  $5/8'' \times 30''$  rebar with cap "Langan" set at an angle point thereon;

Course No.6 Thence South 48°53'20" East along a new division line, a distance of 378.55 feet to a 5/8" x 30" rebar with cap "Langan" set at an angle point thereon;

Course No.7 Thence South 03°12'32" West along a new division line, a distance of 849.95 feet to a 5/8" x 30" rebar with cap "Langan" set at an angle point thereon;

Course No.8 Thence South 38°19'48" West along a new division line, a distance of 703.96 feet to a set 5/8" x 30" rebar with cap "Langan" at a point along the northerly right of way of said Aurora Road;

Course No. 9 Thence North 51°00'16" West along said Aurora Road, a distance of 651.03 feet to a point, said point being referenced by a 5/8" rebar with cap "Wollpert" found West 0.30 feet and South 0.24 feet thereof;

Course No.10 Thence South 38°59'43" West along said Aurora Road, a distance of 10.00 feet to an angle point being referenced by a found 5/8" rebar with cap "Wollpert";

Course No.11 Thence North 51°00'16" West along said Aurora Road, a distance of 277.83 feet to the Principal Place of Beginning, said parcel containing 1,069,164 square feet or 24.5446 acres of land according to a survey by Langan Engineering and Environmental Services dated July of 2020 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011) derived from GPS observations and bearings are to denote angles only.

The intent of this description is to divide and consolidate lands owned by Geauga Lake, LLC as recorded in Volume 2049, Page 993 of Geauga County Recorder's Office known as part of PN 02-126700 and 02-126500, creating parcel D consisting of 1,069,164 Square Feet or 24.5446 Acres.

10-02-2020

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*James Haessman* 10/02/2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-078



A handwritten signature in black ink, appearing to read "Anthony Maione".

**LANGAN**

## Proposed Parcel "E"

Situated in what is now the Township of Bainbridge, County of Geauga, State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 27, 28, 29 and 30, Tract 3, and also known as being a portion of land conveyed to Geauga Lake LLC, as recorded in Instrument No. 2018-00933644 (Book 2049, Page 993) and known as Geauga County parcel PPN 02-126700, and being part of the land conveyed to Geauga lake, LLC, as recorded in Document 2018-00933644 of the Geauga county records and known as Geauga County parcel PPN 02-126500, being more fully bounded and described as follows;

Beginning at the centerline intersection of Aurora Road, also known as State Route 43 and formerly known as Kent Road, width varies, and the westerly line of said Bainbridge township also being the westerly line of said Geauga County, being referenced by a  $\frac{3}{4}$ " rebar found in a monument box assembly, thence South  $51^{\circ}00'13''$  East along the centerline of said Aurora Road a distance of 2416.36 feet to a point, thence North  $38^{\circ}59'44''$  East, a distance of 30.00 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at the northerly right of way of said Aurora Road, said point also being the Principal Place of Beginning for the parcel of land herein described;

Course No.1 Thence North  $51^{\circ}00'16''$  West along the northeasterly right of way of said Aurora Road, a distance of 619.03 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" set at the beginning of a curve into the easterly right of way of Depot Road, With Varies, as recorded in Plat Volume 36, Page 62-64 of the Geauga County Records of Plats, also known as Relocated Geauga Lake Road;

Course No.2 Thence along the arc of a curve deflecting to the right also being the easterly right of way of said Depot Road, an arc distance of 47.13 feet to a point being referenced by a  $5/8''$  rebar found North 0.23 feet and East 0.24 feet thereof, said curve having a radius of 30.00 feet, a delta of  $90^{\circ}00'43''$ , and a chord distance of 42.43 feet which bears North  $5^{\circ}59'55''$  West,

Course No.3 Thence North  $39^{\circ}00'27''$  East along the easterly right of way of said Depot Road, a distance of 38.77 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a point of curvature thereon;

Course No.4 Thence continuing along the easterly right of way of said Depot Road along the arc of a curve deflecting to the left, an arc distance of 319.81 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" set at a point of reverse curvature, said curve having a radius of 385.00 feet, a delta of  $47^{\circ}35'39''$ , and a chord distance of 310.69 feet which bears North  $15^{\circ}12'35''$  East;

Course No.5 Thence continuing along the easterly right of way of said Depot Road along the arc of a curve deflecting to the right, an arc distance of 213.95 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" set at a point of tangency, said curve having a radius of 320.00 feet, a delta of  $38^{\circ}18'28''$ , and a chord distance of 209.99 feet which bears North  $10^{\circ}33'59''$  East;

Course No.6 Thence North  $29^{\circ}43'13''$  East along the easterly right of way of said Depot Road, a distance of 676.87 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a point of curvature thereon;

Course No.7 Thence continuing along the easterly right of way of said Depot Road along the arc of a curve deflecting to the right, an arc distance of 85.25 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" set at a point of tangency, said curve having a radius of 370.00 feet, a delta of  $13^{\circ}12'05''$ , and a chord distance of 85.06 feet which bears North  $36^{\circ}19'32''$  East;

Course No.8 Thence North  $42^{\circ}55'34''$  East along the easterly right of way of said Depot Road, a distance of 302.74 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a point of curvature thereon;

Course No.9 Thence continuing along said Depot Road right of way along the arc of a curve deflecting to the right, an arc distance of 483.56 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a point of tangency, said curve having a radius of 345.00 feet, a delta of  $80^{\circ}18'17''$ , and a chord distance of 444.94 feet which bears North  $83^{\circ}04'48''$  East;

Course No.10; Thence South  $56^{\circ}45'59''$  East along the southerly right of way of said Depot Road, a distance of 797.52 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.11 Thence South  $33^{\circ}14'01''$  West along said Depot Road right of way, a distance of 7.00 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.12 Thence South  $56^{\circ}45'59''$  East along said Depot Road right of way, a distance of 20.00 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.13 Thence North  $33^{\circ}14'01''$  East along said Depot Road right of way, a distance of 7.00 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.14 Thence South  $56^{\circ}45'59''$  East the southerly right of way of said Depot Road, a distance of 1563.94 feet to an angle point being referenced by a  $5/8''$  rebar found North 0.21 feet and West 0.20 feet thereof;

Course No.15 Thence South  $33^{\circ}14'01''$  West along said Depot Road right of way, a distance of 7.00 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.16 Thence South  $56^{\circ}45'59''$  East along said Depot Road right of way, a distance of 20.00 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.17 Thence North  $33^{\circ}14'01''$  East along said Depot Road right of way, a distance of 7.00 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No. 18 Thence South  $56^{\circ}45'59''$  East along the southerly right of way of said Depot Road, a distance of 409.45 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.19 Thence South  $48^{\circ}55'02''$  East along the southerly right of way of said Depot Road, a distance of 146.37 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.20 Thence North  $73^{\circ}53'01''$  East along the southerly right of way of said Depot Road, a distance of 52.88 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.21 Thence South  $56^{\circ}46'38''$  East along the southerly right of way of said Depot Road, a distance of 94.58 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" set at a northeasterly corner of Geauga county parcel 02-125900 now or formerly owned by Geauga Lake LLC, as recorded in Instrument 201300870665 of the Geauga county records;

Course No.22 Thence North  $88^{\circ}58'41''$  West along a northerly line of said Geauga Lake LLC land being parcel 02-12600, a distance of 356.07 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.23 Thence South  $89^{\circ}30'44''$  West along a northerly line of Geauga county parcel 02-126000 now or formerly owned by Geauga Lake, LLC as recorded in Instrument 201300870665 of the Geauga county records, a distance of 242.76 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.24 Thence South  $01^{\circ}06'16''$  East along a westerly line of said Geauga Lake LLC Land being parcel 02-126000, also being known as the former Forest City Ice Company Line, a distance of 289.70 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.25 Thence South  $55^{\circ}53'44''$  West along a northerly line of Geauga county parcel 02-125400 now or formerly owned by Geauga Lake, LLC as recorded in Instrument 201300870665 of the Geauga county records and also known as the former Forest City Ice Company line, a distance of 575.00 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.26 Thence South  $34^{\circ}06'16''$  East along a westerly line of said Geauga Lake LLC land being parcel 02-125400, a distance of 330.96 feet to a point on the low water mark of Geauga Lake, passing through a set  $5/8'' \times 30''$  rebar with cap "Langan" at a distance of 300 feet;

Thence running along the low water mark of Geauga Lake, also being a westerly line of Geauga county parcel 02-125700 now or formerly owned by Geauga Lake LLC, as recorded in instrument 201300870665 of the Geauga county records, the following two courses;

Course No.27 Thence South  $28^{\circ}14'45''$  West, a distance of 134.24 feet;

Course No.28 Thence South  $13^{\circ}51'19''$  West, a distance of 100.70 feet to a point, said point being referenced by a set  $5/8'' \times 30''$  rebar with cap "Langan" North  $89^{\circ}02'54''$  West at a distance of 58.00 feet, also being at a northeasterly corner of Geauga county parcel 02-126300 now or formerly owned by Geauga Lake LLC, as recorded in Instrument 201300870665 of the Geauga county records;

Course No.29 Thence North  $89^{\circ}05'56''$  West along a northerly line of said Geauga Lake LLC land being parcel 02-126300, a distance of 858.00 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a point along the west line of said Original Lot No. 28 also being a northwesterly corner of said parcel 02-126300;

Course No.30 Thence South  $00^{\circ}36'29''$  East along said Original Lot 28 being said Geauga Lake LLC land also known as parcel 02-126300, a distance of 151.59 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at an angle point thereon;

Course No.31 Thence South  $52^{\circ}31'33''$  West along Geauga county parcel 02-126600 now or formerly owned by Geauga Lake LLC, as recorded in Instrument 201300870665 of the Geauga county records, a distance of 155.36 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a point of curvature along the northerly right of way of said Aurora Road;

Course No.32 Thence along said northerly right of way of Aurora Road being the arc of a curve deflecting to the left, an arc distance of 294.52 feet to a point of tangency being referenced by a  $5/8''$  rebar with cap "Woolpert" found South 0.118 feet thereof; said curve having a radius of 1472.39 feet, a delta of  $11^{\circ}27'38''$ , and a chord distance of 294.03 feet which bears North  $45^{\circ}14'20''$  West;

Course No. 33 Thence North  $51^{\circ}00'16''$  West along said Aurora Road right of way, a distance of 509.80 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a new division line;

Course No. 34 Thence North  $38^{\circ}19'48''$  East along a new division line, a distance of 703.96 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a new division line;

Course No. 35 Thence North  $03^{\circ}12'32''$  East along a new division line, a distance of 849.95 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a new division line;

Course No. 36 Thence North  $48^{\circ}53'20''$  West along a new division line, a distance of 378.55 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a new division line;

Course No. 37 Thence South  $42^{\circ}24'49''$  West along a new division line, a distance of 475.99 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a new division line;

Course No. 38 Thence South  $35^{\circ}44'37''$  West along a new division line, a distance of 308.15 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a new division line;

Course No. 39 Thence South  $54^{\circ}58'51''$  East along a new division line, a distance of 28.45 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a new division line;

Course No. 40 Thence South  $35^{\circ}08'16''$  West along a new division line, a distance of 164.16 feet to a set  $5/8'' \times 30''$  rebar with cap "Langan" at a new division line;

Course No. 41 Thence South  $47^{\circ}52'43''$  West along a new division line, a distance of 478.49 feet to the Principal Place of Beginning, said parcel containing 4,877,848 square feet or 111.9800 acres of land according to a survey by Langan Engineering and Environmental Services dated July of 2020 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Ohio State Plane Coordinate System, North Zone, NAD 83(2011) derived from GPS observations and bearings are to denote angles only.

The intent of this description is to divide and consolidate lands owned by Geauga Lake, LLC as recorded in Volume 2049, Page 993 of Geauga County Recorder's Office known as part of PN 02-126700 and 02-126500, creating parcel E consisting of 4,879,290 Square Feet or 112.0130 Acres.

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Sam Kessner* 10/02/2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-078



*Anthony Maione*

10-02-2020